

# 40/40 Applegum Crescent, North Kellyville, NSW 2155

STONE

## Unit For Sale

Tuesday, 9 April 2024

40/40 Applegum Crescent, North Kellyville, NSW 2155

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 325 m2

Type: Unit



Jane Booty  
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Viviane Mylott  
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## Just Listed

Craving something special with a certain level of quality? then 'Sienna' situated in the idyllic Grey Gum Estate is for you. Generous in every way this well-appointed ground floor apartment enjoys a sunny, private corner position with a spacious floorplan and an additional versatile media room or dedicated home office. A expansive alfresco comprising both covered and open spaces plus a garden with lawn is a safe haven for children and your fur baby to play. If you are seeking a sophisticated, easy care living an inspection is a must.

- Massive 325m<sup>2</sup> ground floor with generous open plan living that flows to the outdoors
- Huge tiled alfresco & lush green grass yard ideal for the kids & pets adjoining a reserve
- Bonus Media room offering versatility of additional living space, office/nursery or extra bedroom
- Master suite has a modern fully tiled ensuite & fitted walk in robe
- Second bedroom has fitted built in robe & sliding doors to alfresco
- Entertainers' paradise unlike any other apartment in the area
- Fully tiled main bathroom features a free-standing bath
- Well equipped kitchen with stone bench tops & new gas cook top
- Secure pet friendly complex with 2 car spaces & lock up storage cage
- Ducted R/C air, freshly painted, plush carpets, modern décor, vertical blinds
- No steps from garage to front door & wheelchair friendly complex
- Sparkling IG pool, well cared for gardens, child's playground all surrounded by bushland & residential homes
- Approx. 1.6km to North Kellyville Square shops, cafes, gym & essential amenities
- Catchment & approx. 1.1km walk to Rouse Hill High Schools
- Catchment & approx. 950m walk to Ironbark Ridge Public School
- Approx. 2km walk to Rouse Hill Town Centre & Metro
- Enjoy the local walking tracks, parks & sporting grounds in the area